

GOODMAN COMMERCE CENTER AT EASTVALE
Environmental Impact Report
SCH No. 2011111012

**MITIGATION MONITORING
AND
REPORTING PROGRAM**

CITY OF EASTVALE
Development Services Department
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Pursuant to Section 21081.6 of the Public Resources Code and the *CEQA Guidelines* Section 15097, a lead agency is required to adopt a monitoring and reporting program for assessing and ensuring compliance with the required mitigation measures applied to a proposed project for which an EIR has been prepared. As stated in the Public Resources Code:

“...the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.”

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR. The lead agency may delegate reporting or monitoring responsibilities to another public agency or a private entity, which accept delegations. The lead agency, however, remains responsible for ensuring that implementation of the mitigation measures occur in accordance with the program.

The following clarifies the meaning of each column in the following table:

Impact Category	Identifies potentially affected resource/environmental condition.
Mitigation Measure	Those measures that will be implemented to minimize possible significant environmental impacts.
Monitoring Phase	The phase of the project during which the mitigation measure shall be implemented and monitored.
Implementation Timing	The phase of the project in which implementation and compliance will be monitored.
Responsible Party	Identifies the entity responsible for monitoring implementation of the mitigation measure.
Impact After Mitigation	Level of significance of possible significant environmental impact following implementation of mitigation measures.
Verification of Compliance	To be noted and dated by the Planning Department upon receipt of verification of each mitigation measure.

Mitigation Monitoring and Reporting Program

Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
Aesthetics						
Mitigation not required	Not applicable	Not applicable	Mitigation not required			
Agriculture and Forestry						
Mitigation not required	Not applicable	Not applicable	Mitigation not required			
Air Quality						
In order to reduce VOC, NO _x , PM-10, and PM-2.5 emissions from Project construction, the following mitigation measures are recommended:						
MM Air 1: During construction, ozone precursor emissions from all vehicles and construction equipment shall be controlled by maintaining equipment engines in good condition, in proper tune per manufacturers' specifications. Equipment maintenance records and equipment design specification data sheets shall be available during construction. Compliance with this measure shall be subject to periodic inspections by the City.	During Construction	Developer / Contractor	Significant and Unavoidable. A Statement of Overriding Considerations required prior to Project approval.			
MM Air 2: Electricity from power poles shall be used instead of temporary diesel or gasoline-powered generators to reduce the associated emissions. Approval will be required by the City prior to issuance of grading permits.	During Construction	Developer / Contractor	Significant and Unavoidable. A Statement of Overriding Considerations required prior to Project approval.			
MM Air 3: To reduce construction vehicle (truck) idling while waiting to enter/exit the site, prior to issuance of grading permits, the contractor shall submit a traffic control plan that will describe in detail, safe detours to prevent traffic congestion to the best of the Project's ability, and provide	During Construction	Developer / Contractor	Significant and Unavoidable. A Statement of Overriding Considerations required prior to			

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
temporary traffic control measures during construction activities that will ensure smooth traffic flows. Construction equipment and truck idling times shall be prohibited in excess of five minutes on site. To reduce traffic congestion, and therefore NO _x , the plan shall include, as necessary, appropriate, and practicable, the following: dedicated turn lanes for movement of construction trucks and equipment on- and off-site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow.			Project approval.			
MM Air 4: To reduce construction vehicle emissions, the contract specification packages shall require that any diesel-powered off-road equipment meets the following criteria: The contractor's fleet of off-road diesel-powered construction equipment greater than 25 hp shall meet Tier 3 off-road emissions standards or better. Any emissions control device used by the contractor shall achieve Level 3 emissions reductions of no less than 85 percent for particulate matter, as specified by ARB regulations. The contractor shall also provide certification that their fleet is in compliance with ARB's In-Use Off-Road Diesel Vehicle Regulation in effect at that time, or proof that the contractor has applied to the SCAQMD SOON Program (and/or other applicable grant programs) to acquire funding assistance to bring it into compliance. Prior to issuance of grading permits, proof of compliance shall be provided to the City in Project construction specifications, which shall include, but is not limited to, a copy of each unit's certified tier specification, BACT documentation, and ARB and/or SCAQMD operating permit(s).	During Construction	<i>Developer / Contractor</i>	Significant and Unavoidable. A Statement of Overriding Considerations required prior to Project approval.			

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
MM Air 5: To reduce fugitive dust emissions, the contractor shall provide the City with sufficient proof of compliance with Rule 403 and other dust control measures including, but not limited to: <ul style="list-style-type: none"> • watering active sites three times daily¹, • requiring the replacement of ground cover² or the application of non-toxic soil stabilizers according to manufacturers' specifications to unpaved roads³ and all inactive construction areas (previously graded areas inactive for 10 days or more, assuming no rain), • requiring trucks entering or leaving the site hauling dirt, sand, or soil, or other loose materials on public roads to be covered, • suspending all excavating and grading operations when wind gusts (as instantaneous gust) exceed 25 miles per hour, • post contact information outside the property for the public to call if specific air quality issues arise; the individual charged with receipt of these calls shall respond to the caller within 24 hours and resolution of the air quality issue, if valid, or implementation of corrective action will occur within 48 to 72 hours of the time the issue first arose, • sweeping of streets using SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks (utilizing recycled water if it becomes available) at the end of the day if visible soil material is carried over to adjacent streets, • posting and enforcement of traffic speed limits of 15 miles per hour or less on all unpaved roads, 	During Construction	<i>Developer / Contractor</i>	Significant and Unavoidable. A Statement of Overriding Considerations required prior to Project approval.			

¹ Achieves a 61 percent reduction in PM-10 and PM-2.5, per CalEEMod default.

² Achieves a five percent reduction in PM-10 and PM-2.5, per SCAQMD, at http://www.aqmd.gov/ceqa/handbook/mitigation/fugitive/MM_fugitive.html

³ Achieves an 84 percent reduction in PM-10 and PM-2.5, per SCAQMD, at http://www.aqmd.gov/ceqa/handbook/mitigation/fugitive/MM_fugitive.html

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<ul style="list-style-type: none"> • installation of wheel washers or gravel pads at construction entrances where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip to prevent track out, and • paving of all roadways, driveways, sidewalks, etc., shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless soil stabilizers are used. 						
MM Air 6: To reduce VOC emissions associated with architectural coating, the Project designer and contractor shall reduce the use of paints and solvents by utilizing pre-coated materials (e.g. bathroom stall dividers, metal awnings), materials that do not require painting, and require coatings and solvents with a VOC content lower than required under Rule 1113 to the extent feasible. Construction specifications shall be included in the building specifications. The specifications shall be reviewed by the City's Building Safety & Inspection Department for compliance with this mitigation measure prior to issuance of a building permit.	During Construction	<i>Developer / Contractor</i>	Significant and Unavoidable. A Statement of Overriding Considerations required prior to Project approval.			
<i>In order to reduce VOC, NO_x, CO, PM-10, and PM-2.5 emissions from Project operation, the following mitigation measures are recommended:</i>						
MM Air 7: Signage will be posted prohibiting all on-site truck idling in excess of three minutes.	During Operation	<i>Developer / Contractor</i>	Significant and Unavoidable. A Statement of Overriding Considerations required prior to Project approval. Less than significant impacts with respect to objectionable odors.			

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
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MM Air 8: Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading docks in order to allow TRUs with electric standby capabilities to use them. Trucks incapable of utilizing the electrical hookups shall be prohibited from accessing the site as set forth in the lease agreement. Idling in excess of five minutes will be prohibited, subject to on-site verification. Quarterly inspection reports shall be available on site at all times.	During Operation	<i>Developer / Contractor</i>	Significant and Unavoidable. A Statement of Overriding Considerations required prior to Project approval.			
MM Air 9: Service equipment (i.e., forklifts) used within the site shall be electric or compressed natural gas-powered.	During Operation	<i>Developer / Contractor</i>	Significant and Unavoidable. A Statement of Overriding Considerations required prior to Project approval. Less than significant impacts with respect to objectionable odors.			
MM Air 10: In order to promote alternative fuels, and help support “clean” truck fleets, the developer/successor-in-interest shall provide building occupants with information related to SCAQMD’s Carl Moyer Program, or other such programs that promote truck retrofits or “clean” vehicles and information including, but not limited to, the health effect of diesel particulates, benefits of reduced idling time, ARB regulations, and importance of not parking in residential areas. If trucks older than 2007 model year will be used at a facility, the developer/successor-in-interest shall require, within one year of signing a lease, future tenants to apply in good-faith for funding for diesel truck replacement/retrofit through grant programs	During Operation	<i>Developer / Contractor</i>	Significant and Unavoidable. A Statement of Overriding Considerations required prior to Project approval. Less than significant impacts with respect to objectionable odors.			

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such as the Carl Moyer, Prop 1B, VIP, HVIP, and SOON funding programs, as identified on SCAQMD's website (http://www.aqmd.gov). Tenants will be required to use those funds, if awarded.						
Biological Resources						
MM Bio 1: Consistent with MSHCP Species Specific Conservation Objectives for burrowing owl, Objective 6 (page E-12), a pre-construction presence/absence survey burrowing owls shall be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities. If ground disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for owls. Take of active nests will be avoided. Passive relocation (use of one way doors and collapse of burrows) will occur when owls are present outside the nesting season.	30 days prior to commencement of grading and construction	Developer/ Qualified Biologist / City of Eastvale	Less than significant			
MM Bio 2: In order to avoid violation of the MBTA and California Fish and Game Code site-preparation activities (removal of trees and vegetation) shall be avoided, to the greatest extent possible, during the nesting season (generally February 1 to August 31) of potentially occurring native and migratory bird species. If site preparation activities are proposed during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist prior to the issuance of grading permits, to determine if active nests of species protected by the Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code, are present in the construction zone. If active nests are observed and located appropriate buffers (e.g., 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), within 100 feet of sensitive or protected songbird nests)	Prior to issuance of grading permits	Developer / Qualified Biologist / City of Eastvale	Less than significant			

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
shall be established and maintained during clearing and grubbing activities within the nesting season. No grading or heavy equipment activity shall take place within the established buffer until the nest is no longer active as determined by a qualified biologist.						
MM Bio 3: Prior to construction, implementing project developer shall consult with the Regional Water Quality Control Board, Santa Ana to determine if an application for waste discharge requirements, or WDR, is required. If required, the Waste Discharge Requirements from the Regional Water Quality Board must be issued prior to construction start.	Prior to construction	Developer	Less than significant			
Cultural and Paleontological Resources						
MM Cult 1: Prior to the issuance of rough grading permits, implementing Project developer shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist certified by the City. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, recommended treatment and potential recovery of cultural resources in coordination with tribal monitors from the Soboba Band of Luiseno Indians.	Prior to issuance of grading permits	Developer / Qualified Archaeologist/ City of Eastvale	Less than significant			

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
MM Cult 2: If during ground disturbance activities, cultural resources are discovered that were not anticipated by the archaeological reports and/or environmental assessment conducted prior to Project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. <ol style="list-style-type: none"> 1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the Project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find. 2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. 3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures. 	During ground disturbance activities	Developer / Qualified Archaeologist / City of Eastvale	Less than significant			
MM Cult 3: If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County	During ground disturbing activities	Developer / Riverside County	Less than significant			

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Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Soboba Band of Luiseno Indians, identified as the Most Likely Descendant shall make recommendations and engage in consultation with the City and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98 98 and California Government Code Section 6254.10.						
MM Paleo 1: The implementing Project developer shall retain a qualified paleontologist for paleontology monitoring services. The developer shall submit a copy of a fully executed contract including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. Prior to site grading, a pre-grading meeting between the paleontologist and the excavation and grading contractor shall be held to outline the procedures to be followed when buried materials of potentially significant paleontological resources have been accidentally discovered during earth-moving operations and to discuss appropriate means to implement mitigation measure MM Paleo 2. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all Project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of	Prior to grading permits	Developer / Qualified Paleontologist / City of Eastvale	Less than significant			

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
paleontological resources.						
<p>MM Paleo 2: Prior to the issuance of grading permits, a qualified paleontologist shall be retained to develop a Paleontological Resources Monitoring and Treatment Plan (PRMTP) for approval by the City of Eastvale Planning Department. Following Planning Department approval of the PRMTP, grading and construction activities may proceed in compliance with the provisions of the approved PRMTP. The PRMTP shall include the following measures:</p> <ol style="list-style-type: none"> 1. A monitoring program specifying the procedures for the monitoring of all grading activities which will reach below a depth of five feet below surface area by a qualified paleontologist or qualified designee. 2. If fossil remains large enough to be seen are uncovered by earth-moving activities, the qualified paleontologist or qualified designee shall temporarily divert earth-moving activities around the fossil site until the remains have been evaluated for significance and, if appropriate, have been recovered; and the paleontologist or qualified designee allows earth-moving activities to proceed through the site. If potentially significant resources are encountered, a letter of notification shall be provided in a timely manner to the City Planning Department, in addition to the report (described below) that is filed at completion of grading. 3. If a qualified paleontologist or qualified designee is not present when fossil remains are uncovered by earth-moving activities, these activities in the immediate vicinity of the find shall be stopped and a qualified paleontologist or qualified designee shall be called to the site immediately to evaluate the significance of the fossil remains. 	Prior to grading permit	Developer / Qualified Paleontologist / City of Eastvale	Less than significant			

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
<p>4. At the discretion of a qualified paleontologist or qualified designee and to reduce any construction delay, a construction worker shall assist in removing fossiliferous rock samples to an adjacent location for temporary stockpiling pending eventual transport to a laboratory facility for processing.</p> <p>5. A qualified paleontologist or qualified designee shall collect all significant identifiable fossil remains. All fossil sites shall be plotted on a topographic map of the Project site.</p> <p>6. If the qualified paleontologist or qualified designee determines that insufficient fossil remains have been found after fifty percent of earthmoving activities have been completed, monitoring can be reduced or discontinued.</p> <p>7. Any significant fossil remains recovered in the field as a result of monitoring or by processing rock samples shall be prepared, identified, catalogued, curated, and accessioned into the fossil collections of the San Bernardino County Museum, or another museum repository complying with the Society of Vertebrate Paleontology standard guidelines. Accompanying specimen and site data, notes, maps, and photographs also shall be archived at the repository.</p> <p>8. Prior to issuance of certificate of occupancy, a qualified paleontologist or qualified designee shall prepare a final report summarizing the results of the mitigation program and present an inventory and description of the scientific significance of any fossil remains accessioned into the museum repository. The report shall be submitted to the City Planning Department, the Riverside County Regional Park and Open Space</p>						

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
District and the museum repository. The report shall comply with the Society of Vertebrate Paleontology standard guidelines for assessing and mitigating impacts on paleontological resources.						
Geology and Soils						
<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	<i>Mitigation not required</i>			
Greenhouse Gas Emissions						
<i>The following mitigation measures shall be implemented to achieve the GHG emissions reduction from NAT 2020</i>						
MM GHG 1: For all warehouse uses of the proposed Project, the loading docks shall be designed to accommodate SmartWay trucks. ⁴ Proof of compliance shall be provided in building plans prior to the issuance of building permits and subject to on-site verification prior to occupancy. The Master Developer shall also provide the Building Safety & Inspection Department with SmartWay information/regulations prior to the first grading permit. The Building Department shall distribute the information to each end-user prior to occupancy (final inspection).	Prior to building permits	<i>Developer / Contractor</i>	Significant and Unavoidable. A Statement of Overriding Considerations required prior to Project approval.			
MM GHG 2: During Project construction, the applicant will be required to comply with the following Best Available Control Technology (BACT) from Appendix G of the SCAG RTP/SCS, including: <ul style="list-style-type: none"> Solicit bids that include use of energy and fuel efficient fleets; Solicit preference construction bids that use BACT, particularly those seeking to deploy zero- and/or near zero emission technologies; 	During Construction	<i>Developer / Contractor</i>	Significant and Unavoidable. A Statement of Overriding Considerations required prior to Project approval.			

⁴ For example, the aerodynamic equipment for trailers may include use of “Boat Tails” that attach to the end of the trailer and may potentially be incompatible with loading bays designed with certain dock shelters. (<http://www.epa.gov/smartway/technology/designated-tractors-trailers.htm>)

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				Initials	Date	Remarks
<ul style="list-style-type: none"> Use GHG-emitting construction materials consistent with the California Green Building Code standards; and Use of cement blended with the maximum feasible amount of flash or other materials that reduce GHG emissions from cement production to the extent feasible. 						
MM GHG 3: The Project is required to reduce waste by 3 percent through a waste diversion program that requires recycling and composting from some or all uses on the Project site. This will be required by the City prior to issuances of building permits.	Prior to building permits	<i>Developer / Contractor</i>	Significant and Unavoidable. A Statement of Overriding Considerations required prior to Project approval.			
MM GHG 4: All Project buildings must be constructed to allow for easy, cost-effective installation of solar energy systems in the future, using such "solar-ready" features as: <ul style="list-style-type: none"> Clear access without obstructions (chimneys, heating and plumbing vents, etc.) on the south sloped roof; Designing the roof framing to support the addition of solar panels; and Installation of electrical conduit to accept solar electric system wiring. 	During construction	<i>Developer / Contractor</i>	Significant and Unavoidable. A Statement of Overriding Considerations required prior to Project approval.			
MM GHG 5: Require all contractors to turn off all construction equipment and delivery vehicles when not in use and/or if idling for longer than three minutes.	During construction	<i>Developer / Contractor</i>	Significant and Unavoidable. A Statement of Overriding Considerations required prior to Project approval.			
MM GHG 6: Require the General Contractor to develop a Low-impact Construction Commuting Plan for all tradespersons to utilize during Project	During construction	<i>Developer / Contractor</i>	Significant and Unavoidable. A Statement of			

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
construction. This Plan may address the home to office/shop commute, office/shop to jobsite commute or both.			Overriding Considerations required prior to Project approval.			
MM GHG 7: Prior to the issuance of a certificate of occupancy for each industrial and commercial facility within the Project, the applicant shall provide the developer of that facility with information regarding energy efficiency, solid waste reduction, recycling, motor vehicle-related greenhouse gas emissions and water conservation best practices. The applicant shall also publicize information regarding solid waste reduction and recycling best practices to developers and tenants within the Specific Plan area. Finally, the applicant shall encourage the use of alternative transportation methods among its tenants, including bus transit, vanpools, carpools, and car- and ride-sharing programs.	Prior to occupancy	<i>Developer / Contractor</i>	Significant and Unavoidable. A Statement of Overriding Considerations required prior to Project approval.			
MM TRANS 3: A Construction Traffic Control Plan shall be prepared by the implementing developer and submitted to the City of Eastvale Public Works Department for approval prior to the issuance of building permits for the Project. The Construction Traffic Control Plan shall include the estimated day(s), time(s) and duration of any lane closures that are anticipated to be required on Cantu-Galleano Ranch Road, Hamner Avenue, and Bellegrave Avenue due to Project construction. The Construction Traffic Control Plan shall include measures such as, but not limited to, signage, flagmen, cones, advance community notice, or other acceptable measures to the satisfaction of the City of Eastvale Public Works Department. The purpose of the measures shall be to safely guide motorists, cyclists, and pedestrians, minimize traffic impacts and ensure the safe and even flow of traffic	Prior to building permits	<i>Developer / Contractor</i>	Significant and Unavoidable. A Statement of Overriding Considerations required prior to Project approval.			

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
<p>consistent with City levels of service standards and safety requirements.</p> <p>The implementing developer or its general contractor shall be required to notify the City of Eastvale Public Works Department at least five (5) business days in advance of any planned lane closure that will be caused by Project construction. The City shall evaluate any other known lane closures, construction activities or special events which may conflict with the Project's scheduled lane closure or create additional impacts to traffic flow on Cantu-Galleano Ranch Road, Hamner Avenue, and/or Bellegrave Avenue; and, if deemed necessary by the City of Eastvale Public Works Department, the Project's lane closure may be postponed or rescheduled.</p>						
<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	<i>Mitigation not required</i>			
Hydrology and Water Quality						
<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	<i>Mitigation not required</i>			
Land Use and Planning						
<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	<i>Mitigation not required</i>			
Noise						
Construction Mitigation						
<p>MM Noise 1: To reduce impacts from construction noise to sensitive receivers located west and south of the Project (receivers R5, R6, R9, R10, and R11 as shown on Figure 5.11-1) temporary construction barriers shall be used during construction as follows:</p> <p>a. If the residence at receiver location R5 (as shown on Figure 5.11-1) is still in place and occupied when Project-related construction commences, a temporary 12-foot tall noise barrier with an STC</p>	<i>During Construction</i>	<i>Developer / Contractor</i>	Less Than Significant			

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
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<p>Rating of 13 dBA or greater shall be in place during all construction within a 1,150-foot radius of the residence to reduce noise at location R5 to 60 L_{eq} dBA or less. The temporary noise barrier shall be 2,300 feet in length with no gaps and positioned on the westerly Project boundary with 1,150 feet located north of receiver R5 and 1,150 feet located south of receiver R5.</p> <p>b. Prior to construction within a 900-foot radius of receiver location R6 (as shown on Figure 5.11-1), a temporary 12-foot tall noise barrier with an STC Rating of 4 dBA or greater shall be in place during all construction within said 900-foot radius to reduce noise at location R6 to 59 L_{eq} dBA or less. The temporary noise barrier shall be 1,800 feet in length with no gaps and located at a point 900 feet north of the southwest corner of the Project boundary and continue south to said southwest corner and then continue 900 feet northeast along the south Project boundary.</p> <p>c. Prior to construction within a 550-foot radius of receiver location R9 (as shown on Figure 5.11-1), a temporary 12-foot tall noise barrier with an STC Rating of 22 dBA or greater shall be in place during all construction within said 550-foot radius to reduce noise at location R9 to 60 L_{eq} dBA or less. The temporary noise barrier shall be 650 feet in length with no gaps and commence at the southwest corner of the Project boundary and continue 650 feet northeast along the south Project boundary.</p> <p>d. Prior to construction within a 650-foot radius of receiver location R10 (as shown on Figure 5.11-1), a temporary 12-foot tall noise barrier with an STC Rating of 24 dBA or greater shall be in place during all construction within said 650-foot radius to reduce noise at location R10 to 58 L_{eq}</p>						

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
<p>dBa or less. The temporary noise barrier shall be 1,300 feet in length with no gaps and commence at a point approximately 650 feet east of the southwest corner of the Project boundary and continue 1,300 feet northeast along the south Project boundary.</p> <p>e. Prior to construction within a 250-foot radius of receiver location R11 (as shown on Figure 5.11-1), a temporary 12-foot tall noise barrier with an STC Rating of 14 dBA or greater shall be in place during all construction within said 250-foot radius to reduce noise at location R11 to 68 L_{eq} dBA or less. The temporary noise barrier shall be 250 feet in length with no gaps and commence at the southeast corner of the Project boundary and continue 250 feet southwest along the south Project boundary.</p> <p>Plans showing the location of and STC Ratings for the temporary noise barriers shall be submitted to the City Planning Director for review prior to the commencement of any Project-related construction within the distances from the receivers identified in paragraphs a) through e) of this mitigation measure. The Planning Director shall review the location and STC rating of the noise barriers to confirm that the barriers will attenuate construction-related noise to the levels identified paragraphs a) through e) and Table 5.11-M.</p> <p>As an alternative to the temporary noise barriers described in paragraphs a) through e), above, the Project applicant (or proponent of any development within the Specific Plan) may prepare and submit to the City Planning Director a Construction Noise Reduction Plan with supporting analysis that identifies alternative construction noise reduction strategies that achieve the Desired Noise Levels</p>						

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
identified in Table 5.11-M . If after review of the Noise Reduction Plan, the City Planning Director determines that the alternative noise reduction strategies proposed by said plan achieve the Desired Noise Levels identified in Table 5.11-M , such strategies may be used in place of the temporary barriers described in paragraphs a) through e) of this mitigation measure.						
MM Noise 2: Project-related construction shall adhere to the hours set forth in Eastvale Municipal Code Section 8.01.010, Ordinance No. 2010-08. Exceptions shall be only with the written consent of the City of Eastvale Building Official.	<i>During Construction</i>	<i>Developer / Contractor</i>	Less Than Significant			
MM Noise 3: To minimize noise impacts resulting from poorly tuned or improperly modified vehicles and construction equipment, all vehicles and construction equipment shall maintain equipment engines in good condition and in proper tune per manufacturers' specifications and use noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer, to the satisfaction of the City of Eastvale Building Department. Equipment maintenance records and equipment design specification data sheets shall be kept on site during construction or be available within 24 hours of receipt of the request. Compliance with this measure shall be subject to periodic inspections by the City of Eastvale Building Department.	<i>During Construction</i>	<i>Developer / Contractor</i>	Less Than Significant			
MM Noise 4: The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the Project site during all Project construction.	<i>During Construction</i>	<i>Developer / Contractor</i>	Less Than Significant			
MM Noise 5: To minimize or eliminate motor-derived noise from construction equipment,	<i>During Construction</i>	<i>Developer / Contractor</i>	Less Than Significant			

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
contractors shall utilize construction equipment that either uses alternative fuels (such as natural gas or propane), or electricity, where practical and feasible.						
Operational Mitigation						
MM Noise 6: Prior to issuance of a building permit for each Project structure or group of structures, a Final Acoustical Impact Analysis shall be prepared based on precise grading plans and architectural plans that will allow for detailed noise modeling. The Final Acoustical Impact Analysis shall be utilized to confirm the Preliminary Acoustical Impact Analysis' exterior findings to demonstrate that noise produced from on-site activities and equipment does not exceed the standards set forth in Eastvale General Plan Policy N-7 (for the receivers to the north, west, and south of the Project site) or Ontario Municipal Code Section 29.04 (for the receivers east of the Project site). The subject building(s) shall be revised if the Final Acoustical Impact Analysis demonstrates that off-site noise will exceed those standards. Potential revisions may include, but are not limited to: shielding, alternative pavement surfaces, additional buffers, regulations on hours of operation, sound insulation for affected residences, changes in screening materials, complete enclosure of noise generating equipment, increased setbacks, reorienting parking lots, or other measures as deemed appropriate by the City. Prior to the issuance of the certificate of occupancy for the structure subject to the Final Acoustical Impact Analysis, the Planning Director shall certify that the measures set forth in the Final Acoustical Impact Analysis will be effective to mitigate Project related noise such that exterior and interior noise levels, as mitigated, will be consistent with Eastvale General Plan Policy N-7 and/or the Ontario Municipal Code Section 29.04.	Prior to Building Permit	Developer/ Contractor/ City of Eastvale	Less Than Significant			

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
MM Noise 7: To reduce noise impacts from project-related traffic along Hamner Avenue between Cantu-Galleano Ranch Road and Bellegrave Avenue, rubberized asphalt concrete shall be used for all applicant-constructed or financed improvements to Hamner Avenue travel or turning lanes between Cantu-Galleano Ranch Road and Bellegrave Avenue.	During Construction	Developer/ Contractor/ City of Eastvale	Less Than Significant			
Population and Housing						
<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	<i>Mitigation not required</i>			
Public Services						
<i>Mitigation not required</i>	<i>Not applicable</i>	<i>Not applicable</i>	<i>Mitigation not required</i>			
Transportation/Traffic						
Construction Mitigation						
MM Trans 1: Sight distance at the Project driveways shall be reviewed and approved with respect to the City's sight distance standards at the time of preparation of final grading, landscape, and street improvement plans.	Prior to construction	Developer/ Contractor/ City of Eastvale	Less Than Significant			
MM Trans 2: Signing/stripping shall be implemented in conjunction with detailed construction plans for the Project site.	Prior to construction	Developer/ Contractor/ City of Eastvale	Less Than Significant			
MM Trans 3: A Construction Traffic Control Plan shall be prepared by the implementing developer and submitted to the City of Eastvale Public Works Department for approval prior to the issuance of building permits for the Project. The Construction Traffic Control Plan shall include the estimated day(s), time(s) and duration of any lane closures that are anticipated to be required on Cantu-Galleano Ranch Road, Hamner Avenue, and Bellegrave	Prior to construction	Developer/ Contractor/ City of Eastvale	Less Than Significant			

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
<p>Avenue due to Project construction. The Construction Traffic Control Plan shall include measures such as, but not limited to, signage, flagmen, cones, advance community notice, or other acceptable measures to the satisfaction of the City of Eastvale Public Works Department. The purpose of the measures shall be to safely guide motorists, cyclists, and pedestrians, minimize traffic impacts and ensure the safe and even flow of traffic consistent with City level of service standards and safety requirements.</p> <p>The implementing developer or its general contractor shall be required to notify the City of Eastvale Public Works Department at least five (5) business days in advance of any planned lane closure that will be caused by Project construction. The City shall evaluate any other known lane closures, construction activities or special events which may conflict with the Project's scheduled lane closure or create additional impacts to traffic flow on Cantu-Galleano Ranch Road, Hamner Avenue, and/or Bellegrave Avenue; and, if deemed necessary by the City of Eastvale Public Works Department, the Project's lane closure may be postponed or rescheduled.</p>						
Operational Mitigation – PHASE I						
<i>The following mitigation measures, MM Trans 4 through MM Trans 7C, pertain to Intersection Improvements for Phase I:</i>						
MM Trans 4: Prior to issuance of a Certificate of Occupancy for Phase I, the implementing developer shall improve Hamner Avenue to two lanes of travel in each direction between Bellegrave Avenue and Cantu-Galleano Ranch Road adjacent to the Project boundary line.	Prior to occupancy permit	Developer/ Contractor/ City of Eastvale	Less Than Significant			
MM Trans 5: Prior to issuance of a Certificate of Occupancy for Phase I, the implementing developer shall provide warrants and install a traffic signal at the intersection of Project Driveway 1 (NS) and	Prior to occupancy permit	Developer/ Contractor/ City of Eastvale	Less Than Significant			

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
Cantu-Galleano Ranch Road (EW) to include the following geometrics: Northbound: Two left-turn lanes. One right-turn lane. Southbound: Not applicable. Eastbound: Two through lanes. One shared through and right-turn lane. Westbound: One left-turn lane. Two through lanes.						
MM Trans 6: Prior to issuance of a Certificate of Occupancy for Phase I, the implementing developer shall construct the intersection of Hamner Avenue (NS and Project Driveway 4 (EW) to restrict movement to right-in and right-out only from the driveway with the following geometrics: Northbound: One through lane. One shared through and right-turn lane. Southbound: Two through lanes. Eastbound: Not applicable. Westbound: One right-turn lane. Stop controlled.	Prior to occupancy permit	Developer/ Contractor/ City of Eastvale	Less Than Significant			
MM Trans 7: Prior to issuance of a Certificate of Occupancy for Phase I, the implementing developer shall provide warrants and install a traffic signal at the intersection of Hamner Avenue (NS) and Project Driveway 5 (EW) to include the following geometrics: Northbound: One through lane. One shared through and right-turn lane. Southbound: One left-turn lane. Two through lanes. Eastbound: Not applicable Westbound: One left-turn lane. One right-turn lane.	Prior to occupancy permit	Developer/ Contractor/ City of Eastvale	Less Than Significant			
MM Trans 7A: Prior to issuance of a Certificate of Occupancy for Phase I, the implementing developer shall provide warrants and install a traffic signal at the intersection of Hamner Avenue (NS) and Project Driveway 4A (EW) to include the following	Prior to occupancy permit	Developer/ Contractor/ City of Eastvale	Less Than Significant			

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
geometrics: Northbound: One through lane. One shared through and right turn lane. Southbound: One left turn lane. Two through lanes. Eastbound: Not applicable. Westbound: One left turn lane. One right turn lane.						
MM Trans 7B: Prior to issuance of a Certificate of Occupancy for Phase I, the implementing developer shall provide warrants and install a traffic signal at the intersection of Hamner Avenue (NS) and Project Driveway 4B (EW) to include the following geometrics: Northbound: One through lane. One shared through and right turn lane. Southbound: One left turn lane. Two through lanes. Eastbound: Not applicable. Westbound: One left turn lane. One right turn lane.	Prior to occupancy permit	Developer/ Contractor/ City of Eastvale	Less Than Significant			
MM Trans 7C: Prior to issuance of a Certificate of Occupancy for Phase I, the implementing developer shall provide warrants and install a traffic signal at the intersection of Hamner Avenue (NS) and Project Driveway 5B (EW) to include the following geometrics: Northbound: One through lane. One shared through and right turn lane. Southbound: One left turn lane. Two through lanes. Eastbound: Not applicable. Westbound: One left turn lane. One right turn lane.	Prior to occupancy permit	Developer/ Contractor/ City of Eastvale	Less Than Significant			
<i>The following mitigation measure, MM Tran 8, pertains to Roadway Improvements for Phase I:</i>						
MM Trans 8 Prior to issuance of a Certificate of Occupancy for Phase I, the implementing developer	Prior to issuance of occupancy permit	Developer/ Contractor/ City of	Less Than Significant			

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
shall improve Cantu-Galleano Ranch Road to three lanes of travel in each direction between Hamner Avenue and I-15 adjacent to Project boundary line.		Eastvale				
Operational Mitigation – PHASE II						
<i>The following mitigation measures, MM Trans 9 through MM Trans 14, pertain to Intersection Improvements for Phase II:</i>						
MM Trans 9: Prior to issuance of a Certificate of Occupancy for Phase II, the implementing developer shall modify the signalized intersection of Hamner Avenue (NS) and Cantu-Galleano Ranch Road (EW) to include the following geometrics: Northbound: One through lane. One right-turn lane. Southbound: One left-turn lane. One through lane. Eastbound: Not applicable. Westbound: Two left-turn lanes. Once right-turn lane.	Prior to issuance of occupancy permit	Developer/ Contractor/ City of Eastvale	Less Than Significant			
MM Trans 10: Prior to issuance of a Certificate of Occupancy for Phase II, the implementing developer shall construct the intersection of Project Driveway 2 (NS) and Cantu-Galleano Ranch Road (EW) to restrict movement to right-in and right-out only from the driveway with the following geometrics: Northbound: One right-turn lane. Stop controlled. Southbound: Not applicable. Eastbound: One through lane. One shared through and right-turn lane. Westbound: Two through lanes.	Prior to issuance of occupancy permit	Developer/ Contractor/ City of Eastvale	Less Than Significant			
MM Trans 11: Prior to issuance of a Certificate of Occupancy for Phase II, the implementing developer shall construct the intersection of Hamner Avenue (NS) and Project Driveway 3 (EW) to restrict movement to right-in and right-out only from the driveway with the following geometrics: Northbound: One through lane. One shared through and right-turn lane. Southbound: Two through lanes.	Prior to issuance of occupancy permit	Developer/ Contractor/ City of Eastvale	Less Than Significant			

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
Eastbound: Not applicable. Westbound: One right-turn lane. Stop controlled.						
MM Trans 12: Prior to issuance of a Certificate of Occupancy for Phase II, the implementing developer shall construct the one-way stop controlled intersection of Hamner Avenue (NS) and Project Driveway 6 (EW) to include the following geometrics: Northbound: One through lane. One shared through and right-turn lane. Southbound: One left-turn lane. Two through lanes. Eastbound: Not applicable. Westbound: One right-turn lane. Stop controlled.	Prior to issuance of occupancy permit	Developer/ Contractor/ City of Eastvale	Less Than Significant			
MM Trans 13: Prior to issuance of a Certificate of Occupancy for Phase II, the implementing developer shall modify the signalized intersection of Hamner Avenue (NS) and Bellegrave Avenue (EW) to include the following geometrics: Northbound: One left-turn lane. Two through lanes. One right-turn lane. Southbound: One left-turn lane. One through lane. One shared through and right-turn lane. Eastbound: One left-turn lane. Two through lanes. One right-turn lane. Westbound: Two left-turn lanes. One through lane. One right-turn lane.	Prior to occupancy permit	Developer/ Contractor/ City of Eastvale	Less Than Significant			
MM Trans 14: Prior to issuance of a Certificate of Occupancy for Phase II, the implementing developer shall modify the signalized intersection of Project Driveway 7 – Homecoming (NS) and Bellegrave Avenue (EW) to include the following geometrics: Northbound: One left-turn lane. One shared through and right-turn lane. Southbound: One left-turn lane. One shared	Prior to issuance of occupancy permit	Developer/ Contractor/ City of Eastvale	Less Than Significant			

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Impact Category/Mitigation Measure	Implementation Timing	Responsible Party	Impact After Mitigation	Verification of Compliance		
				Initials	Date	Remarks
Eastbound: through and right-turn lane. One left-turn lane. Two through lanes. One right-turn lane. Westbound: One left-turn lane. One shared through and right-turn lane.						
<i>The following mitigation measure, MM Trans 15, pertains to Roadway Improvements for Phase II:</i>						
MM Trans 15: Prior to issuance of a Certificate of Occupancy for Phase II, the implementing developer shall improve Bellegrave Avenue to two lanes of travel in each direction between Hamner Avenue and I-15 adjacent to the Project boundary line.	Prior to issuance of occupancy permit	Developer/ Contractor/ City of Eastvale	Less Than Significant			
<i>The following mitigation measure, MM Trans 16 pertains to Area Wide Intersection Improvements for Phase II:</i>						
MM Trans 16: Prior to issuance of a Certificate of Occupancy for Phase II, the implementing developer shall contribute its fair share of improvements and modify the signalized intersection of Milliken Avenue (NS) and Riverside Drive (EW) to include the following geometrics: Northbound: One left-turn lane. One through lane. One shared through and right-turn lane. Southbound: One left-turn lane. One through lane. One shared through and right-turn lane. Eastbound: One left-turn lane. One through lane. One right-turn lane with overlapping signal. Westbound: One left-turn lane. One through lane. One right-turn lane.	Prior to issuance of occupancy permit	Developer/ Contractor/ City of Eastvale	Less Than Significant			
Utilities and Service Systems						
	Prior to issuance of building permit	Developer/ Contractor/ City of Eastvale	Less Than Significant			